# \$189,900 - 1620 48 Street, Edmonton

MLS® #E4440790

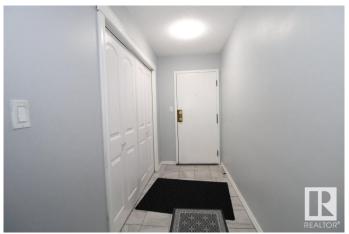
#### \$189,900

3 Bedroom, 2.00 Bathroom, 1,248 sqft Condo / Townhouse on 0.00 Acres

Pollard Meadows, Edmonton, AB

THIS BRIGHT AND UPDATED 3 BEDROOM, **2 BATH APARTMENT IS MOVE IN READY** AND PERFECTLY LOCATED IN THE HEART OF MILLWOODS, COMMUNITY OF POLLARD MEADOWS. THIS SPACIOUS UNIT OFFERS A BRIGHT AND OPEN LAYOUT. A FUNCTIONAL KITCHEN IS PERFECT FOR EVERYDAY LIVING. ITS A GREAT FIT FOR FAMILIES, FIRST TIME **BUYERS OR ANYONE LOOKING FOR** LOW-MAINTENANCE HOME, YOU'LL LOVE BEING JUST STEPS AWAY FROM SHOPPING, SCHOOLS, PUBLIC TRANSIT, PARKS AND ALL THE AMENITIES YOU NEED. WHETHER YOU ARE A FIRST TIME BUYER, A DOWNSIZER, OR AN INVESTER-THIS ONE CHECKS ALL THE BOXES. A GREAT PLACE TO CALL HOME.







Built in 1981

#### **Essential Information**

| MLS® #         | E4440790  |
|----------------|-----------|
| Price          | \$189,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,248     |
| Acres          | 0.00      |
| Year Built     | 1981      |

| Туре     | Condo / Townhouse      |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

# **Community Information**

| Address     | 1620 48 Street  |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Pollard Meadows |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 5P1         |

# Amenities

| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, See |
|-----------|--|
|           | Remarks  |
| Parking   | No Garage, Stall, See Remarks                                    |

### Interior

| Interior Features | ensuite bathroom   |  |
|-------------------|--|--|
| Appliances        | Dishwasher-Built-In, Hood Fan, Intercom, Refrigerator, Stove-Electric, |  |
|                   | See Remarks, Curtains and Blinds                                       |  |
| Heating           | Baseboard, See Remarks, Natural Gas                                    |  |
| # of Stories      | 4  |  |
| Stories           | 4  |  |
| Has Basement      | Yes  |  |
| Basement          | None, No Basement  |  |

# Exterior

| Exterior          | Wood, Stucco, See Remarks  |
|-------------------|--|
| Exterior Features | Commercial, Landscaped, Low Maintenance Landscape, Park/Reserve, |
|                   | Public Transportation, Schools, Shopping Nearby, See Remarks     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, See Remarks  |
| Foundation        | Concrete Perimeter   |

# **School Information**

Elementary POLLARD MEADOWS

#### **Additional Information**

| Date Listed    | June 6th, 2025 |
|----------------|----------------|
| Days on Market | 10             |
| Zoning         | Zone 29        |
| Condo Fee      | \$714          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:47am MDT